

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Michael Carabetta, chair

Ralph Page vice chair

Tyde Richards, clerk

Alessandro Meccia

George C. Kingston

robyn d. macdonald, director

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May 6, 2014

Present were: Chair, Michael Carabetta; Vice Chair, Alessandro Meccia; Clerk, Tyde Richards, George Kingston and Ralph Page.

ANR – Mark Ecker, 20 Mereline Avenue

Ms. Macdonald said that there are actually three parcels on the property and each one is 30 feet and said that it is one of the older parcels in town. She said that Mr. Ecker is going to be looking to put an addition on his home and he cannot go over the lot line so in order to do an ANR needs to be endorsed to combine the lots. Ms. Macdonald said that Mereline Avenue is Residential C which is 75 foot frontage and is a public way so there is adequate access and the frontage.

Mr. Carabetta asked Mr. Ecker if he understands why he has to file a Special Permit Section 6.

Mark Ecker, 20 Mereline Avenue said that he doesn't know if he completely understands it.

Mr. Carabetta explained that the lots are pre-existing, non-conforming lots that will be combined into one and it will still be non-conforming but it won't be pre-existing anymore. He said that the Board has to make a determination whether or not the addition is more detrimental to the neighborhood.

Mr. Ecker said that he has the application and has filled out as best as he can and he has to have it notarized before he brings it back to the Board. Ms. Macdonald said that he can bring it back to her and she can notarize it for him and said that he will also need a certified plan.

Mr. Ecker said that Matt Blanchard, Architect drew some plans up for them for the addition and asked what he has to do to get it certified. Mr. Carabetta said that he would have to give him copies of the plans and a surveyor will have to sketch it all out so that the Board knows where everything is going.

Mr. Kingston asked if the addition is the deck. Ms. Macdonald said no that they are all existing and they haven't gotten the plans for the new addition. Mr. Kingston said because currently it is not non-conforming. Mr. Carabetta said that the lot size is and said that it is 90' x 90' which is 8,100 square feet.

Mr. Page said once it is all combined and it is done the square footage will be correct. Mr. Carabetta said that it will be more conforming.

Mr. Kingston said the setbacks he has are conforming and it is just the lot size that is not conforming. Mr. Carabetta said correct. Ms. Macdonald said she believes the new plan meets all of the setbacks.

Mr. Page asked then when does he need a Special Permit. Mr. Carabetta said because the lot it is still non-conforming and it is a gray area that the Board will have to deal with and said that they need to take care of the ANR.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to endorse the ANR for 20 Mereline Avenue.

Mr. Ecker said his next step will be to have the architect prepare a final plan and then send it to the surveyor and he will provide new plans without the deck and have the proposed addition on them. Mr. Carabetta said correct and any fences or sheds also have to be on it.

Request for Waiver of Site Plan Review – Karen Mobiles Manicures, 29 Edmund Street

Clerk, Tyde Richards read a Request for Waiver of Site Plan Review from Karen Varela, Karen's Mobile Manicures to operate an office for her manicuring and pedicure services at 29 Edmund Street. Ms. Varela will be the only employee and this site is for office work only. There will be no product stored on site and no commercial vehicles on site.

Upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Request of Waiver of Site Plan Review for Karen Varela, Karen's Mobile Manicures, 29 Edmund Street conditioned upon there being no retail operation at the location, no employees other than the owner, no signage and no clients going to the site. The office is not to occupy any more than 20% of the total floor area of the dwelling, including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Waiver of Site Plan Review – Michelle A Murray LMHC, LLC, 200 North Main Street

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Michelle A. Murray LMHC, LLC to operate a psychotherapy practice and counseling services practice at 200 North Main Street, East Building #11. The hours of operation are Monday through Friday 8:00 a.m. to 8:00 p.m. by appointment and the owner is the only employee.

Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted (5-0) to approve the Request for Waiver of Site Plan Review for Michelle A Murray LMHC, LLC, 200 North Main Street, East Building #11. If any signage is desired the applicant must submit two copies of color renderings to scale of the proposed signage for approval by the Board and obtain a sign permit from the Building Inspector.

Request for Waiver of Site Plan – Tiger Web Designs, 95 LaSalle Street

Clerk, Tyde Richards read a Request for Waiver of Site Plan Review from Bill Cole, Tiger Web Designs to have an office in his home for Web Designs at 95 LaSalle Street. Mr. Cole will be the only employee, no product will be stored on site and there will be no commercial vehicles on site.

Upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Request of Waiver of Site Plan Review for Bill Cole, Tiger Web Designs, 95 LaSalle Street conditioned on there being no retail operation at the location, no employees other than the owner, no signage and no clients going to the site. The office is not to occupy any more than 20% of the total floor area of the dwelling, including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Waiver of Site Plan Review – Gallagher, Shea & Gallagher, 200 North Main Street, Suite 6

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from John F. Gallagher to operate a law practice at 200 North Main Street, Suite 6. The hours of operation are Monday through Friday 8:00 a.m. to 6:00 p.m. and there will be four employees.

Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted (5-0) to approve the Request for Waiver of Site Plan Review for Gallagher, Shea & Gallagher, 200 North Main Street, Suite 6. If any signage is desired the applicant must submit two copies of color renderings to scale of the proposed signage for approval by the Board and obtain a sign permit from the Building Inspector.

Request for Signage – Cub Java, 58 Bond Avenue #3

Clerk, Tyde Richards read a Request for Signage from Joonsup Park, Cub Java, 58 Bond Avenue #3.

After review of the proposed signage for and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve the proposed window sign for Cub Java, 58 Bond Avenue #3 measuring 48" x 30" for a total of 10 square feet conditioned upon the applicant obtaining sign permits from the Building Inspector.

Request for Signage – Jet Auto Service, 40 Shaker Road

Clerk, Tyde Richards read a Request for Signage from Joseph Townshend, Jet Management, Inc. 40 Shaker Road.

After review of the proposed signage for and upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve the proposed signage for Jet Auto Service, 40 Shaker Road as follows:

1. One double faced ground sign measuring 45" x 60" for a total of 18.75 square feet ; and,

2. Two bay signs reading JET Auto Service each measuring 3' x 10' for a total of 30 square feet each.
3. The total of all signs including the ground sign will be 78.75 square feet.

Café Lebanon change of business name, 60 Shaker Road

Mr. Richards read a letter dated May 1, 2014 from Nadim Kashouh informing the Board that his d/b/a has changed from Nadim's Mediterranean Restaurant and Grill to Nadim's Fish and Grill.

Ms. Macdonald said the sign has been up for months that they are still waiting for a sign application. Mr. Richards asked if the real estate taxes are up to date on the property. Ms. Macdonald said that it is under a payment plan. Mr. Carabetta said that the Board can approve it if need be. Ms. Macdonald said yes that it is for his Special Permit.

Miscellaneous

Ms. Macdonald said that the Board has been notified that Maybury Handling has car shows scheduled on May 20th, June 17th, August 26th & September 23rd. She said that it is in the Industrial Garden District. Mr. Richards said that they are promotional events four times a year and it is not an on going thing and asked if that is still a violation. Mr. Carabetta said that they have allowed it before at Package Machinery. Ms. Macdonald said that one came before the Board. Mr. Carabetta asked if Maybury came before the Board. Ms. Macdonald said no it has not. Mr. Carabetta said that it has nothing to do with the Board and the Board also agreed.

Mr. Carabetta signed the letter to Jay LeFebvre regarding a Waiver of Site Plan Review for Longmeadow Landscaping's address.

Ms. Macdonald said that Pizza Shoppe was open the past weekend she was informed that no permits have been granted. Mr. Carabetta said that he thought the job was shut down, Ms. Macdonald said it was. Mr. Carabetta said again it is not the Board's business. Ms. Macdonald said that the Board received an anonymous letter and it had been reported by three people who have asked not to say who they are that the seating has increased from what it was before. She said that she believes Mr. Page was in attendance and can confirm that the seating in the new area has increased from what it was before and that is where the Planning Board gets involved. Mr. Page said that he went in there the previous evening and the bar is larger as far as the seating at the bar but they have removed a room completely which had seating in it and they have into the banquet area and have removed seating in there. He said if they ask him personally what his thought was on the total number of seats he would guess it was less in total then what it used to be. Mr. Page said he did not go around and personally count them and said that should be Mr. Hellyer's job. He said that he thinks they should either see the interior plans or receive a letter from the Zoning Enforcement Officer that stated he personally counted the seats and he gives the Board his count. Mr. Page said that way there the Board can look at the parking and if it less seats then it used to be there shouldn't be a problem with parking and if it's more then they will have to come before the Board with a Special Permit.

Mr. Carabetta asked if a set of plans exist. Ms. Macdonald said according to munis the plans have been approved by the Building Department and Mr. Carabetta said so they have a set of plans. Ms. Macdonald said according to the Building Department. Mr. Kingston said the plans are public record

and Ms. Macdonald said absolutely and Mr. Kingston said then they should be able to get a copy of it. Mr. Carabetta said there is a construction permit, a plumbing permit and an electrical permit. Ms. Macdonald said no permits have been granted according to munis.

Mr. Kingston said that the Board has no say as to if a permit is required whether or not. He said the issue is that the Board should ask the Zoning Enforcement Officer to go in there and count the seating and if he doesn't give the Board a report within a certain period of time then they should appeal it to the ZBA.

Mr. Carabetta asked if the Selectmen have a copy of the letter. Ms. Macdonald said that she believes they do and also the Police & Fire Department.

After further discussion the Board agreed that Mr. Carabetta would contact Mr. Gorman and tell him that the Building Inspector has refused to give the Board copies of the plans.

Minutes

The Board reviewed the minutes of February 25, 2014 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (4-0) to approve with edits.

There being no further business and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted to close the meeting at 6:45 p.m.

For the Board,

Tyde Richards, Clerk